

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3806
Option Pass, Fort Wayne, Indiana 46835.
(A B Z Realty, Inc.)

WHEREAS, Petitioner has duly filed its petition dated May 3,
1995 to have the following described property designated and
declared an "Economic Revitalization Area" under Section 153.02
of the Municipal Code of the City of Fort Wayne, Indiana, of
1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will retain 8 full-time and 7 part-
time jobs and create 1 full-time and 1 part-time job for a total
current annual payroll of \$196,000, and an additional annual
payroll of \$20,000, and the new average annual job salary being
\$10,000; and;

WHEREAS, the total estimated project cost is \$450,000; and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin on the effective date of the
Confirming Resolution referred to in Section 6 of this Resolution
and shall continue for one (1) year(s) thereafter. Said
designation shall terminate at the end of that one (1) year
period.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. That, the current year approximate tax rates for taxing units within the City would be:

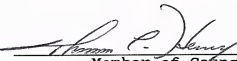
- 1 (a) If the proposed development does not occur, the
2 approximate current year tax rates for this site would
3 be \$9.0138/\$100.
4 (b) If the proposed development does occur and no deduction
5 is granted, the approximate current year tax rate for
6 the site would be \$9.0138/\$100 (the change would be
7 negligible).
8 (c) If the proposed development occurs and a deduction
9 percentage of fifty percent (50%) is assumed, the
10 approximate current year tax rate for the site would be
11 \$9.0138/\$100 (the change would be negligible).

12 **SECTION 6.** That, this Resolution shall be subject to being
13 confirmed, modified and confirmed, or rescinded after public
14 hearing and receipt by Common Council of the above described
15 recommendations and resolution, if applicable.

16 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby
17 determined that the deduction from the assessed value of the real
18 property shall be for a period of ten (10) years.

19 **SECTION 8.** That, the benefits described in the Petitioner's
20 Statement of Benefits can be reasonably expected to result from
21 the project and are sufficient to justify the applicable
22 deductions.
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1 **SECTION 9.** That, this Resolution shall be in full force and
2 effect from and after its passage and any and all necessary
3 approval by the Mayor.
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7 Member of Council
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9 APPROVED AS TO FORM AND LEGALITY
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11 
12 J. Timothy McCaulay, City Attorney
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Read the first time in full and on motion by Henry, seconded by James, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 5-23-95

SANDRA E. KENNEDY, CITY CLERK 49

Read the third time in full and on motion by Henry, seconded by James, and duly adopted, placed on its passage. PASSED lost by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>		<u>1</u>	<u>2</u>
BRADBURY			<u>1</u>	
EDMONDS				<u>1</u>
GiaQUINTA				<u>1</u>
HENRY	<u>1</u>			
LONG	<u>1</u>			
LUNSEY	<u>1</u>			
RAVINE	<u>1</u>			
SCHMIDT	<u>1</u>			
TALARICO	<u>1</u>			

DATED: 5-23-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Neddy E. Eschopf, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 09-28-95
on the 23rd day of May, 1995.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Neddy E. Eschopf, Deputy Clerk

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of May, 1995, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Neddy E. Eschopf, Deputy Clerk

Approved and signed by me this 26th day of May, 1995, at the hour of 4:00 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-95-05-11

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 3806 Option Pass, Fort Wayne, Indiana 46835 (A B Z Realty, Inc.)

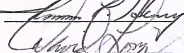
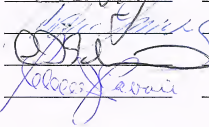
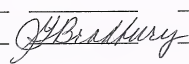
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 5-23-95.

Sandra E. Kennedy
City Clerk

EXHIBIT A

ZOHRAB K. TAZIAN, P.E. & L.S.
SAM L. FAUST, L.S.



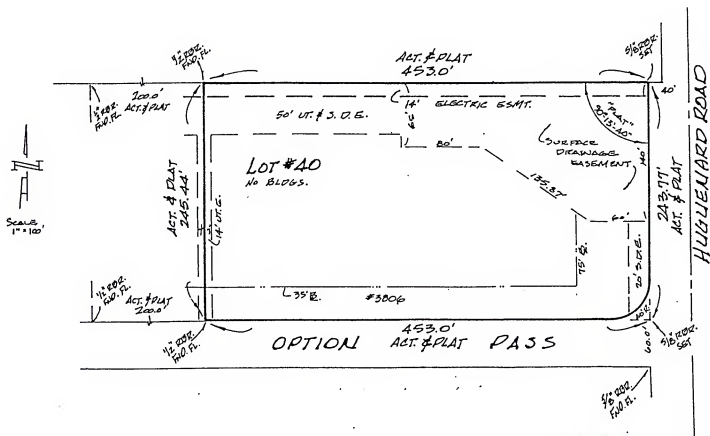
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown herein in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lot #40 in Edgewood Industrial Park, Block "C", according to the plat thereof recorded in Plat Book 46 pages 115-118 in the Office of the Recorder of Allen County, Indiana.

This property is in Zone X, as the description plots by scale on Flood Insurance Rate Map No. 18003C 0140 D, effective September 28, 1990.



I hereby certify on the 10th day of March, 1995 that the above survey is correct.
Surveyed for: Alexander
Survey No.: RT-133

Zohrab K. Tazian





MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee
Economic Development Specialist, Department of Economic Development

DATE: May 23, 1995

SUBJECT: Real Property Tax Abatement Application dated May 3, 1995 for A B Z Realty, Inc.
Address: 3806 Option Pass, Fort Wayne, Indiana 46835

Q - 95-05-11

Background

Description of Product or Service Provided by Company: Manufacturer of compounding adhesive and sealant products, and contract packaging.

Description of Project: A B Z would like to construct a 16,000 sq. ft. warehouse and manufacturing facility.

Average Annual Wage:	\$15,000	Total Project Cost:	\$450,000
Number of Full Time Jobs to be Created:	1	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	1	Existing Zoning of Site:	M2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes__ No_x_

Effect of Passage of Tax Abatement

Will allow for the creation of 1 full-time and one part-time position.

Effect of Non-Passage of Tax Abatement

Project will not take place resulting in lost revenue in the community.


Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to ten (10) years.

Signed:  Title: Economic Development Specialist

Comments

DIRECTOR: 

FOR STAFF USE ONLY:

Declaratory Passed 1995
 Confirmatory Passed 1995
8 FT Jobs Currently
7 FT Jobs Currently
\$ 15,000 Current Average Annual Salary

1 FT Jobs to be Created
1 PT Jobs to be Created
\$ 10,000 Avg Annual Salary of all New Jobs
8 FT Jobs to be Retained
7 PT Jobs to be Retained
\$ 15,000 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION

CITY OF FORT WAYNE, INDIANA

RECEIVED MAY 03 1995

APPLICATION IS FOR:

Real estate key no.: 80-4654-0040

(Check appropriate box[es] below)

- ☒ Real Estate Improvements Total cost of improvements \$450,000.00
☐ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: _____

TOTAL OF ABOVE IMPROVEMENTS \$450,000.00

GENERAL INFORMATION:

Applicant's name: John E. Alexander Days 489-0728
 Telephone: 219-485-1956

Name of applicant's business: A B Z Realty, Inc.Address of applicant: 4609 Crystal Ridge CoveFort Wayne, IN 46835Address of property to be designated: 3806 Option PassName of business to be designated, if applicable: See above

Contact person:

Name: John Alexander (American Sealants, Inc.) Telephone: 489-0728Address: 3912 Option PassFort Wayne, IN 46818☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

Compounding adhesive and sealant products, contract packaging

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

The proposed building is to be constructed on a vacant lot that has never had a building. The development of this land will create a new environmentally clean manufacturing facility. Since a drainage ditch cuts through one corner the full use of the land is curtailed. This curtailment creates a need to be creative in land use. Over half of the land will be landscaped to make the the esthetic project.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: none

Describe the condition of the structure(s) listed above: not applicable

Describe improvements to be made to property to be designated: 16,000 sq. ft. warehouse and manufacturing facility

Start and stop dates for project: May 15, 1995 - August 1, 1995

Current land assessment: \$ 7,400 Current improvements assessment: \$ _____

Current total real estate assessment: \$ 7,400

Most recent annual property tax bill on property to be designated: \$ 667.02

What is the anticipated first year tax savings attributable to this designation? \$ 7,900

How will you use these tax savings? To pay for building and hire additional employees

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: _____

Equipment purchase start & stop dates: _____ Equipment installation start and stop dates: _____

Current personal property assessment: \$ _____ Most recent annual personal property tax bill: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____ How will you use these tax savings? _____

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 8 Full-time 7 Part-time Average annual salary of all: \$ 15,000

Current annual area payroll: \$ 196,000

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 1 Full-time 1 Part-time Average annual salary of all: \$ 10,000

Retained: 8 Full-time 7 Part-time Average annual salary of all: \$ 15,000

When do you anticipate reaching the above levels of employment? August 1995

Additional annual area payroll as a result of this project: \$ 20,000

Types of jobs to be created as a result of this project? Warehouse and production

Annual salaries of all jobs to be created/retained from this project?

High \$ 42,000 Low \$ 7,000 Average \$ 15,000

Check the boxes below if the jobs to be created will provide the listed benefits:

☐ Pension Plan

☒ Life Insurance

☒ Tuition Reimbursement

☒ Disability Insurance

☒ Major Medical Plan

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

☐ Anthony Wayne Services

☒ Indiana Dept of Employment & Training Services

☐ Benito Juarez Center

☐ Indiana Institute of Technology

☐ Catholic Charities of Fort Wayne

☐ Indiana Purdue University at Fort Wayne

☐ Community Action of Northeast Indiana, Inc.

☐ Indiana Vocational Rehabilitation Services

☒ Fort Wayne Rescue Mission

☐ IVY Tech

☐ Fort Wayne Urban League, Inc.

☐ JobWorks

☐ Fort Wayne Womens Bureau

☐ Lutheran Social Services, Inc.

☐ Indiana Department of Commerce

☐ Wayne Township Trustee

☐ Indiana Department of Public Welfare

EXHIBITS

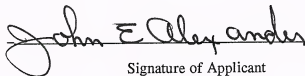
The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.


Signature of Applicant

4-26-95
Date

**STATEMENT OF BENEFITS**

State Form 27167 (R4/10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1****INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer

A B Z Realty, Inc.

Address of taxpayer (street and number, city, state and ZIP code)

4609 Crystal Ridge Cove

Fort Wayne, IN 46835

Name of contact person

John E. Alexander

Telephone number

(219) 489-0728

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body

Resolution number

Location of property

Edgewood Industrial Park Blk C Lot #40

County

Allen

Taxing district

Washington Twnship

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)

16,000 sq ft warehouse and manufacturing facility

Estimated starting date

May 15, 1995

Estimated completion date

August 1, 1995

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number

15

Salaries

196,000

Number retained

15

Salaries

196,000

Number additional

2

Salaries

20,000

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

Real Estate Improvements**Machinery**

Cost

Assessed Value

Cost

Assessed Value

Current values

450,000

150,000

Plus estimated values of proposed project

450,000

150,000

Less values of any property being replaced

-

Net estimated values upon completion of project

450,000

150,000

SECTION 5**OTHER BENEFITS PROMISED BY THE TAXPAYER****SECTION 6****TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative

John E. Alexander

Title

Ch. of Board

Date signed (month, day, year)

4-26-95

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schmitter</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>5-23-93</i>
Attested by: <i>Barbara E. Kennedy</i> <i>City Clerk</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE A B Z Realty, Inc. is requesting a tax abatement
which would allow them to construct a 16,000 sq. ft. warehouse
manufacturing facility.

EFFECT OF PASSAGE Will allow for the creation of one full-time
positions at the company.

EFFECT OF NON-PASSAGE Project will not take place resulting in lost
revenue in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt